

PHCA Board Meeting

July 13, 2010

Board and Staff Present: Art Albin, George Horensky, Adam Ross, Alan Sylvester, Joan Dombrowski, Scott Vandeboss (PVHM).

The meeting was called to order at 6:00 p.m. in the clubhouse.

Minutes of the June 8, 2010 meeting were approved by e-mail on June 15th.

Treasurer's Report – George

Operating income through June was \$12,788 above budget due in part to increased buy-in fees resulting from sales. Operating expenses are good relative to the budget. In June the Board approved a recommendation to transfer bank accounts from PNC to Fifth Third Bank for comparable rates and a convenient location relative to Parkview Hills Management's office.

Environmental and Architectural Review Committee – Adam

EARC Committee has not met in July and would be meeting on July 14th. At that time there are several tree removal applications to be reviewed.

Trails Committee – Jim Gunderson

There have been several incidents where garbage and appliances have been dumped at the recycling area. The Trails Committee has been considering ways to more closely monitor this area, including the security service making this part of their rounds, adding a security chain and others. Heavy rains have caused some erosion to the trail directly behind this area. Parkview Hills Management has discussed this with Larry Harris and feels that installing crushed concrete with gravel at a total estimated cost of \$1,980.00 would improve this erosion area considerably. Relocating the trail would be more costly. The Board approved installing the crushed concrete and gravel.

There was discussion about the cost benefit of purchasing versus rental of a wood chipper for trail clean-up. A contributor has offered to donate half of the \$3,000.00 cost to purchase if Parkview Hills Community Association would match this amount or \$1,500.00 each. There was discussion about who would own the equipment, how it would be stored, maintained and what restrictions would be placed on its use. With Board support for the purchase, it was decided that Alan and Scott would work on drafting a Letter of Understanding as to its ownership and use whereby PHCA would own the equipment and grant unlimited use of it to PVHM.

Community Relations Committee – Joan

The 40th Anniversary celebration in June was very successful having achieved almost all of the goals that were set for the event. The Committee thanks all of those who volunteered time and effort to this celebration.

National Night Out is being observed on Tuesday August 3, 2010 which is also the date of the Michigan primary election. Because the Parkview Community Center is a polling place, the Night Out event at Parkview was going to be observed on Wednesday August 4th as published in

The Warbler. Kalamazoo Department of Public Safety has recommended we revert to the National Night Out date of August 3rd and so they can participate. The Committee has decided to return the date to August 3rd and adjust the hours of the event to 7 pm until 9 pm in order to minimize overlap with the election polling.

Upcoming events include a community garage sale on August 21, 2010; an October Fest; a Halloween party; and the annual holiday party.

Parkview Hills Management – Scott

The renovation work in the shower area is complete and the feedback has been very positive. The indoor pool is having some corrections made to the tiles around the edge of the pool. John Tucci who handles lake management for the community is planning to attend the next meeting to give a report on lake maintenance this year.

There was a discussion about the need for tree and brush trimming along the City streets in the community and the possibility of the City handling this work. Scott was directed to contact the City for trimming work but to coordinate the project so his staff can monitor the work to be sure proper care is used in the cutting.

President's Report - Art

Art reported on the new sign policy that was approved and distributed in June. There were no comments or questions from community residents in attendance, however, correspondence was received from one of the associations. They were concerned that the policy would prevent them from having small special purpose signs, in this case a no trespassing sign where there has been a problem in the past. The Board explained that variances such as this would be given as needed so as not to interfere with associations within the community installing specific signs for such purposes.

Submitted by:
Alan Sylvester
Board Secretary